

**Bloxham Parish Council**

# **MODIFIED BLOXHAM NEIGHBOURHOOD PLAN 2024 – 2042**

**REFERENDUM VERSION JUNE 2026**

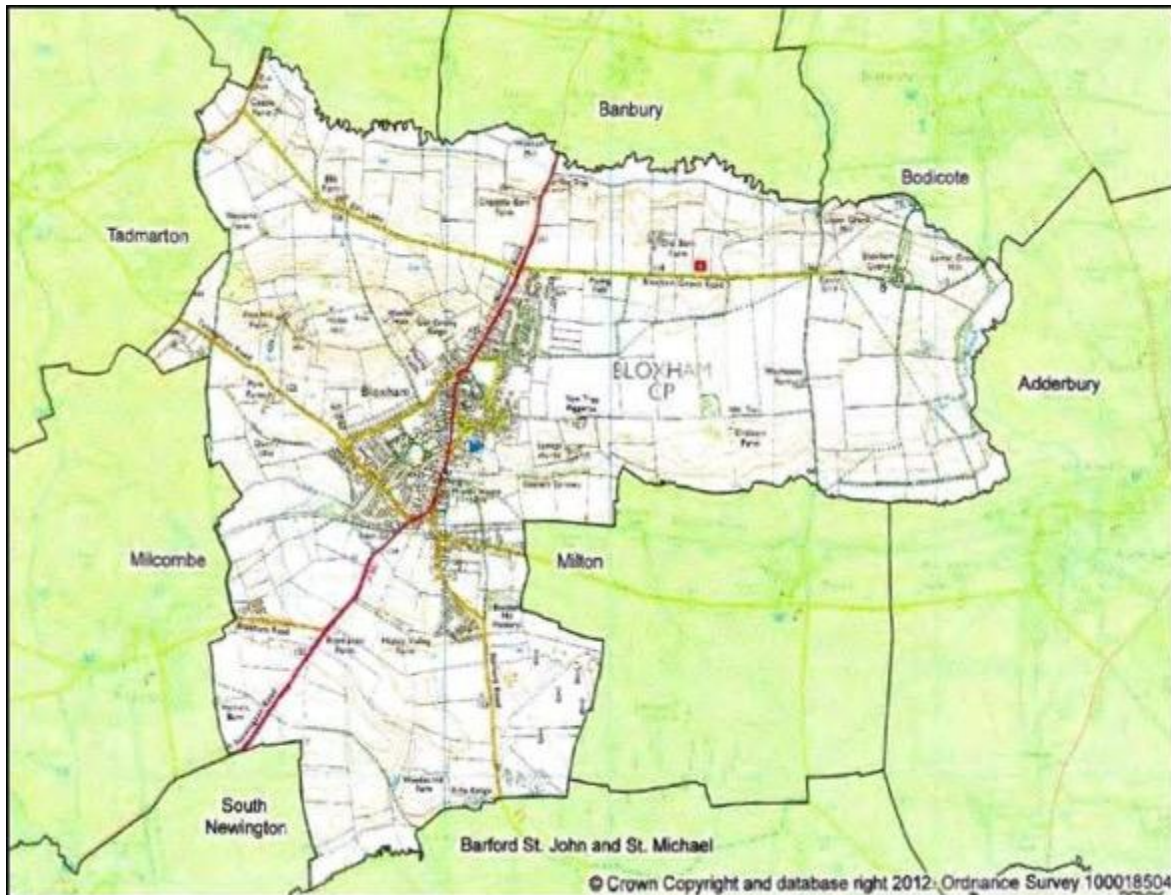
## Table of Contents

|                                                                |           |
|----------------------------------------------------------------|-----------|
| <b>1. INTRODUCTION .....</b>                                   | <b>4</b>  |
| <b>2. BACKGROUND .....</b>                                     | <b>6</b>  |
| Historical Context .....                                       | 6         |
| Profile of Bloxham Today .....                                 | 8         |
| Educational Context .....                                      | 9         |
| The Village Economy .....                                      | 10        |
| National Planning Policy .....                                 | 10        |
| Strategic Planning Policy .....                                | 10        |
| <b>3. VISION AND OBJECTIVES .....</b>                          | <b>12</b> |
| Policy BL1: Spatial Plan for Bloxham .....                     | 13        |
| Policy BL2: Land East of Tadmarton Road ('Painters Farm')..... | 14        |
| Policy BL3: Connectivity .....                                 | 17        |
| Policy BL4: Parking.....                                       | 17        |
| Policy BL5: Housing Mix.....                                   | 18        |
| Policy BL6: Adapting Homes to meet Demographic Change .....    | 19        |
| Policy BL7: Residential Amenity .....                          | 20        |
| Policy BL8: Local Infrastructure .....                         | 20        |
| Policy BL9: General Design Guidance .....                      | 21        |
| Policy BL10: Design in the Conservation Area.....              | 22        |
| Policy BL11: Key Streetscenes & Views.....                     | 23        |
| Policy BL12: Employment Land .....                             | 24        |
| Policy BL13: Village Centre .....                              | 25        |
| Policy BL14: Broadband & Mobile Communications.....            | 26        |
| Policy BL15: Local Green Spaces & Other Amenity Spaces .....   | 27        |
| Bloxham Neighbourhood Plan Policies Map .....                  | 28        |
| Bloxham: Designated Neighbourhood Area .....                   | 28        |
| Inset One: Site Settlement Boundary .....                      | 29        |
| Inset Two: North Bloxham .....                                 | 30        |
| Inset Three: Mid Bloxham .....                                 | 31        |
| Inset Four: South Bloxham .....                                | 32        |
| <b>5. INFORMATION .....</b>                                    | <b>33</b> |
| <b>APPENDIX A: SITE ASSESSMENT &amp; SELECTION .....</b>       | <b>34</b> |
| Introduction .....                                             | 34        |
| Site Assessment.....                                           | 34        |

|                                                                        |           |
|------------------------------------------------------------------------|-----------|
| Site Selection .....                                                   | 37        |
| <b><i>APPENDIX B: KEY STREETSCENES AND VIEWS</i></b> .....             | <b>39</b> |
| Key views 1: The area fronting the Bloxham School main buildings ..... | 39        |
| Key views 2: Hobb Hill .....                                           | 39        |
| Key views and street scenes 3: The Red Lion Garden .....               | 40        |
| <b><i>APPENDIX C: MODIFICATION STATEMENT</i></b> .....                 | <b>42</b> |

# 1. INTRODUCTION

1.1 This is the Modified Bloxham Neighbourhood Plan (NP2) produced by Bloxham Parish Council (BPC) to cover the plan period 2024 to 2042. It modifies and rolls forward the plan period of the made Bloxham Neighbourhood Plan (NP1) of December 2016. The local planning authority, Cherwell District Council (CDC), designated the neighbourhood area in 2013 – the area coincides with the Parish boundary (see Plan A below).



Plan A: Designated Bloxham Neighbourhood Area

1.2 NP2 comprises 15 land use and development policies to be used by CDC in determining planning applications in the Parish alongside other policies of the development plan and other ‘material considerations’.

1.3 Many of the NP1 policies have been retained with some modified wording. Some have been deleted, some have been merged with others and there are some new policies – see Appendix C for the full Modification Statement that summarises these changes and concludes that they change the nature of NP1 and therefore NP2 should be put to a referendum.

1.4 NP2 has been prepared during a challenging time for the village. Many new homes have been built around its edges over the last decade, with many more to come following approvals in the last year. With more applications being submitted and in the pipeline, BPC has sought to bring forward NP2 to renew the currency of the development plan for Bloxham and to better manage change over the next decade or more.

1.5 It considers NP2 meets the basic conditions required by the Regulations for the reasons set out in the separate Basic Conditions Statement. It is also publishing a Consultation Statement and Environmental Report Addendum alongside NP2, together with some additional evidence reports, for submission to CDC to arrange its independent examination.

1.6 NP2 is structured by summarising (in Section 2) the key features of the village and its surroundings and the national and local planning policies that provide the essential context for its proposals. The main objectives and policies are set out in Section 3 together with the Policies Map and Insets. There are then a number of appendices providing additional background information on the policies and their evidence.

## 2. BACKGROUND

### Historical Context

2.1 Bloxham is a village steeped in history. Incomplete excavations in 1929-35 opposite the current primary school unearthed evidence of a Romano-British settlement. The village name, however, derives from the 6th century Anglo-Saxon “Blocces Ham” (the home of the Bloccs). By 1316, the name had evolved to Bloxham.

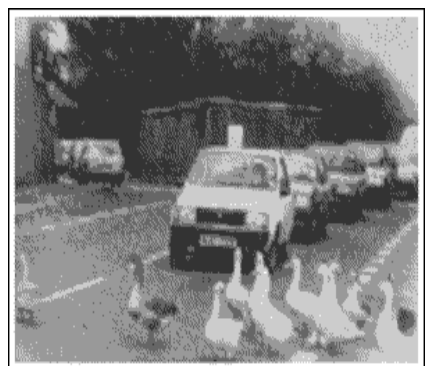
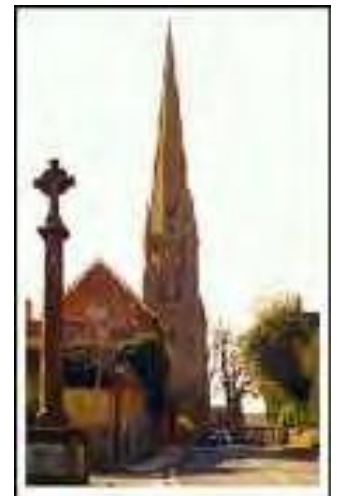
2.2 The dominant building, situated in the older ironstone part of the village is St Mary’s Church, rated by Pevsner and by Jenkins as one of the top 100 churches in the country. The site dates back to Saxon times and is mentioned in a charter of 1067, but the present church building dates to the 12th century. In addition to its 198 feet (60m) steeple, it contains important and unique art, carvings and windows all by renowned craftsmen including a 15th century screen said to have been a gift from Cardinal Wolsey. The splendour of the church is largely a consequence of Bloxham being a royal manor, which received the patronage of nobles. This was augmented by wealth derived from the wool trade.

2.3 Since early times, the village has been based upon agriculture. Corn grew well and the good grasslands and plentiful water supply allowed successful sheep rearing,

contributing to the above-mentioned prosperity. In the 1950s there were still 13 working farms employing much of a largely self-sustaining village population. Anyone over 20 will recall traffic grinding to a halt as geese crossed the main road back to their farm in the heart of the village itself.

2.4 The winding medieval streets and alleyways are still apparent in the conservation area of the village, where many of the village’s 45 listed buildings can be found.

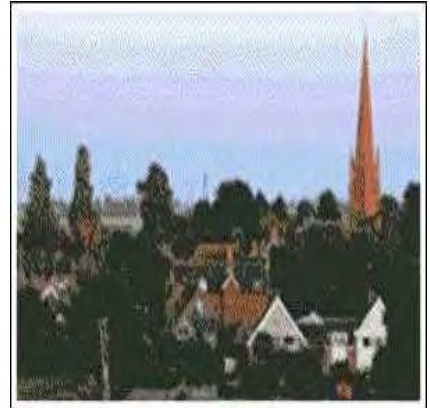
Most are built of ironstone quarried within the village and many have their origins in the 16<sup>th</sup> and 17<sup>th</sup> centuries when the wool trade was at its peak. Weaving became, quite literally, a cottage industry in Bloxham in houses that still exist.



2.5 The mid-19th century saw the foundation of Bloxham School: a public school, which became a major landowner and significant employer within the village. The main school buildings still impart a striking visual impact that plays a significant role in defining the 'sense of place' of Bloxham.

2.6 Creation of the A361 circa 1815 led to loss of the village green and the protection of the few remaining larger green areas in the heart of the village, such as the Red Lion garden, forms a part of this plan. The growth of industry in Banbury in the mid-19th century saw the opening of the now defunct railway. This, along with improvements to the roads, increasingly allowed people to work away from the village.

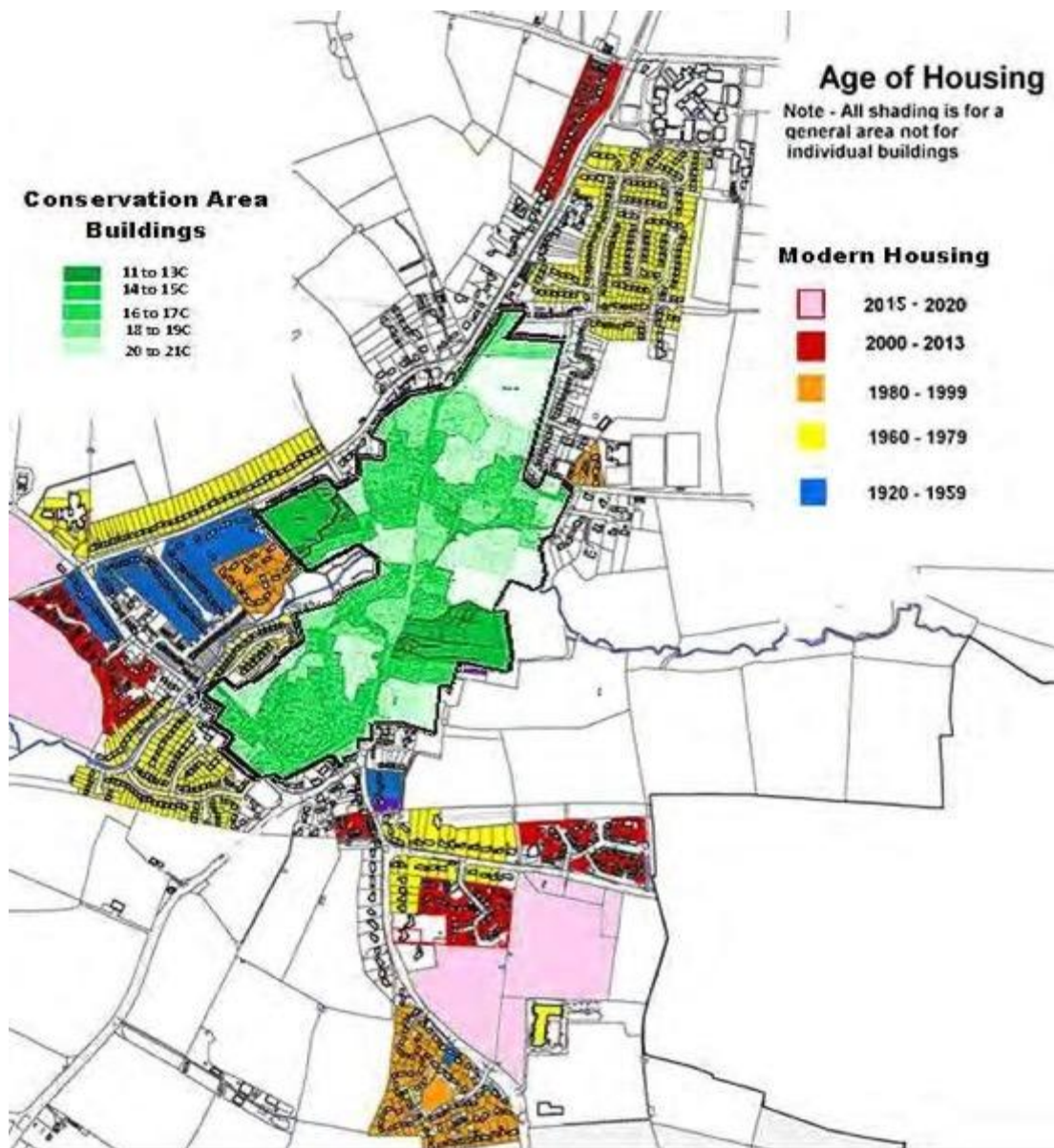
2.7 Bloxham retains a proud affinity with its heritage and rural roots, and the church and the museum (which is run by volunteers) both receive a regular flow of UK and international visitors, seeking to explore this heritage. An ironstone village on the edge of the Cotswolds, Bloxham has a large medieval conservation area, one of the finest churches in the country and many attractive landscape views from the major gateways, from certain public rights of way and within the village itself. Despite on-going expansion, it remains a largely cohesive community with a 'rural sense of place', the preservation of which features highly in this plan.



2.8 Bloxham had little growth until the late 19th to early 20th century other than some building along the main Banbury Road. Around 1940 came development of The



Avenue followed in the 1960s through to the 1980s by estates at Chipperfield Park, Brookside (shown alongside), Winters Way and Bloxham Park. (See map below to track village development) Although of more modern designs, the judicious use of space, trees and materials mostly helped avoid developments with a hard urban feel to them.



## Profile of Bloxham Today

2.9 Bloxham is a Category A village in the Cherwell District of Oxfordshire. The village is less than 4km from Banbury, and less than 6km from the nearest urban centre, Banbury town centre.<sup>1</sup> The population is approximately 3,700 people residing in 1,400 households.<sup>2</sup>

<sup>1</sup> Banbury LCWIP 2023

<sup>2</sup> Office of National Statistics, built up area profile, census 2021 data:  
<https://www.ons.gov.uk/visualisations/customprofiles/build/#E63003917> (last accessed 7/7/25)

2.10 Existing cycling connectivity is poor. A shared footpath/cycleway connecting Bloxham to Banbury has been completed but does not go to central areas, starting and ending on the outskirts of each settlement. Public transport is limited to an hourly bus service connecting Bloxham with Banbury and Chipping Norton. Bloxham residents are typically car users. 93% of residents have access to a car or van in the household; for those travelling to work, 89.7% either drive to work, or work from home.<sup>3</sup>

2.11 Bloxham village has a higher-than-average number of children. 28.8% of residents in the village were aged 19 years and under during the 2021 census, comparatively, the 2023 national average for England is 23.1%.<sup>4</sup> The number of older people, aged 65 years and older, was broadly in line with the national average. Bloxham also enjoys a high employment rate, with less than 2% of people aged 16 or over unemployed during the 2021 census.

2.12 The village has a mix of public facilities, including: Jubilee Park Hall, church, pubs, shops, bed & breakfast, playgrounds, museum, nursery, primary school, secondary school. The village has recently opened a new free school for pupils with Special Educational Needs and Disabilities (SEND), Bloxham Grove Academy.

## Educational Context

2.13 There are five educational settings within Bloxham:

- Bloxham C of E Primary School (Voluntary controlled school)  
Age 4 – 11. Student capacity: 420, Current: 373
- The Bloxham Grove Academy (Free Schools: SEND)  
Age 7 – 18. Student capacity: 100, Current: 84
- The Warriner School and Sixth Form (Academy)  
Age 11 – 18. Student capacity: 1,468, Current: 1,555
- The Warriner School: (Resourced Provision: SEND)  
Age 11 – 18. Student capacity: 12, Current: 12
- The Bloxham School (Independent)  
Age 11 – 18. Student capacity: 600, Current: 560

2.14 Additionally there are two nurseries, Bloxham Pre-School and Rainbow Village Nursery. At the time of writing the previous Neighbourhood Plan the Primary School was above capacity for student numbers. Due to a dip in birth rates county wide, primary school numbers are now lower than maximum capacity. However, the high percentage of young people in the village, and high numbers of students at the secondary schools, means that preserving the opportunity for expansion of both primary and secondary schools sites remains a key priority.

---

<sup>3</sup> Census 2021, car or van availability and travel to work data

<sup>4</sup> Statista, Percentage of children (aged 0-15) in the overall population of the United Kingdom from 1971 to 2023. <https://www.statista.com/statistics/478558/children-population-percentage-of-total-united-kingdom-uk/> last accessed 22/5/2025

## The Village Economy

2.15 The village has a thriving business environment. A mixed retail area in the centre of the village at the high street contains: hair and beauty therapy, groceries, hot food takeaway, and medical. Three pubs: the Joiners Arms, Red Lion and Elephant & Castle occupy a central position in the village.

2.16 A newer edition, Bloxham Mill, converted from a former carpet factory in 2000, lies to the south of the village and is home to around 70 businesses, including a mix of permanent offices, offering professional and financial services, research and development, training and services. Additional meeting, co-working and office workspace is also available for short term hire.

2.17 The surrounding countryside is home to a number of working farms, a nursery and tea room and an additional industrial estate at Yew Tree Farm.

## National Planning Policy

2.18 The Neighbourhood Plan must have regard for national planning policy and guidance as set out in the National Planning Policy Framework (NPPF) of December 2024. The Basic Conditions Statement contains further details but the key policies are:

- 8 principles of sustainable development
- 13 neighbourhood plans supporting the delivery of strategic policy
- 16 positive plan-making
- 18, §29-§31 scope of neighbourhood plans
- 61 etc delivering a sufficient supply of homes
- 98 meeting community needs
- 103 etc open space and recreation
- 113 parking standards
- 131 etc achieving well-designed places
- 187 conserving the natural environment
- 203 conserving the historic environment

## Strategic Planning Policy

2.19 The Parish Council has had regard to the strategic policies of the adopted Cherwell Local Plan 2011-2031, notably policies:

- BSC4 Housing Mix
- BSC7 Meeting Education Needs
- BSC10 Open Space
- BSC12 Community Facilities
- ESD7 Sustainable Drainage Systems

- ESD13 Local Landscape Protection
- ESD15 Built and Historic Environment
- ESD17 Green Infrastructure
- VILLAGES1 Village Categorisation
- INF1 Infrastructure

2.20 CDC submitted a new Local Plan 2042 in July 2025, which will therefore be examined under the 2023 version of the NPPF. Although that plan will not be adopted until after the examination of NP2, the Parish Council has sought to ensure the two plans will complement each other in decision making when adopted. For that reason and having explored alternative plan periods, it has determined that aligning NP2 with the emerging Local Plan period makes the most sense.

2.21 It has paid special attention to two of the Local Plan policies. Firstly, the proposed spatial strategy of Policy SP1, which is similar to the adopted plan in respect of the distribution of housing growth for 'Category A' villages like Bloxham. Secondly, its Policy RUR1 provides an indicative housing figure (per NPPF 69) of 75 homes for Bloxham. It is also noted its Policy COM13 proposes a 'Settlement Gap' between the village and Banbury.

## 3. VISION AND OBJECTIVES

### 3.1 Our vision of Bloxham is ...

*“Over the next few years the village will have successfully accommodated its new population into village life with a larger, outstanding primary school and new community facilities and public open spaces. In managing this growth the village will have maintained its essential historic, rural character by preserving its special countryside setting and heritage assets. Its village centre will have thrived, there will still be a range of public and private sector jobs and the new developments will have been designed to help reduce flood risks.”*

### 3.2 The objectives of the Neighbourhood Plan are:

- To plan for a scale of housing growth that can be accommodated within the constraints of the village infrastructure
- To use new development to improve the village infrastructure and to reduce flood risk
- To conserve and enhance the special historic character of the village and its countryside setting
- To manage development so that fits well with existing residential amenity
- To support economic development to provide local job opportunities

3.3 The Neighbourhood Plan contains 15 policies, each of which is intended to contribute to one or more of these objectives. Each policy has a code number and title and the policy wording is in bold text. Below each policy is some supporting text to explain the intent of the policy and how it should be understood by applicants and applied by CDC to planning applications. The justification of each policy is contained in the Basic Conditions Statement. Where a policy applies to specific land or sites in Bloxham this is shown on the Policies Map.

## Policy BL1: Spatial Plan for Bloxham

- A. The Neighbourhood Plan defines a Bloxham Settlement Boundary, as shown on the Policies Map. Proposals for development within the Settlement Boundary will be supported in principle. Development proposals will not be supported outside a Settlement Boundary unless their use and scale are specifically suited to, or require, a countryside location.**
- B. Beyond the Settlement Boundary as shown on the Policies Map, the Neighbourhood Plan provides for the delivery of approx. 340 homes comprising land at:**
  - i. North of Ells Lane (30 homes - consented)**
  - ii. South of Hartshill Close (130 homes - consented)**
  - iii. West of Tadmarton Road (55 homes – consented)**
  - iv. East of Tadmarton Road (125 homes - allocated)**
- C. Additional homes may be delivered through windfall schemes on suitable sites within the Settlement Boundary.**

3.4 This new policy defines a Settlement Boundary on the Policies Map that reflects the present extent of the built-up area boundary of Bloxham village. This brings essential clarity for the local planning authority, the local community and applicants as to how the location of a development proposal will lead to its consideration as either part of the village or its surrounding countryside. In that sense it forms an essential basis for planned, development management.

3.5 The boundary does not incorporate those housing schemes listed in clause B that have either been approved since April 2024 or allocated by NP2 as they have not yet been built out. It will be modified in a future version of the development plan to reflect the new built-up area once schemes have been completed.

3.6 Proposals for development suited to a village location inside the Boundary – infill residential, commercial and community facilities for example – are considered appropriate in principle but subject to the application of all other relevant planning policies. The policy requires that proposals outside the Boundary must be suited to, or must necessarily have, a countryside location. This could include agriculture, and some forms of horticulture, equestrian, sports and recreation uses, the scale and nature of which would not have the inevitable, harmful urbanising or traffic effects of new housing schemes.

3.7 The policy makes provision in the plan period to 2042 for four major housing schemes: three already consented but not yet implemented at Ells Lane, South of Hartshill Close and West of Tadmarton Road; and the Painters Farm site allocated in Policy BL2. There may also be some additional supply from windfall schemes approved inside the Boundary.

3.8 BPC acknowledges that the provision made in the policy exceeds the indicative housing figure of 75 homes provided by CDC to inform how NP2 should contribute to meeting local housing need. However, it wishes to use NP2 to plan for important village infrastructure improvements – flooding resilience and future school expansion for example – and to secure the provisions of NPPF 14 in determining major housing development proposals.

3.9 In the consultation draft NP2 BPC sought to argue it was also looking beyond that figure to anticipate a higher housing need than that provided by the submitted Local Plan. It no longer seeks to make that case as it has to assume the Local Plan will be found sound in respect of Bloxham's housing figure. Should the adopted version of the Local Plan prompt a different approach to be taken, the Parish Council will consider undertaking a timely review of NP2. Appendix A explains this in more detail.

## **Policy BL2: Land East of Tadmarton Road ('Painters Farm')**

**A. The Neighbourhood Plan allocates land East of Tadmarton Road ('Painters Farm'), as shown on the Policies Map, for a residential-led, mixed development scheme comprising land for residential, education, burial ground, community uses and public open space.**

**B. Proposals will be supported, provided, in respect of the use of the land:**

- I. The arrangement of all the land uses and development features follow the principles shown on the Concept Masterplan (Plan C on Page 16);**
- II. The residential scheme is for approx. 125 homes. Subject to viability, at least 10% of the homes shall be bungalows suitable for occupation by older person households;**
- III. Sufficient land is allocated adjoining the existing primary school for education use to be used for additional school parking and for the longer term potential expansion of the school;**
- IV. Sufficient land is made available for a new burial ground;**
- V. The existing barn on the western edge of the site is made available and safeguarded for conversion for a flexible community use (Class F1 or F2); and**
- VI. A public open space is created as part of a landscape mitigation scheme with a new viewing platform and picnic area at Hobb Hil.**

**C. Proposals will be supported, provided, in respect of their design and implementation:**

- I. A sustainable drainage scheme shall be provided that manages surface and ground water in accordance with all the recommendations of the submitted flood risk assessment and drainage strategy to address any potential effects arising from the scheme itself and to improve the**

- management of surface water flooding in the proximity of the site and avoids any worsening of sewer flooding beyond the site;**
- II. The site is accessed by vehicles and pedestrians from Tadmarton Road and by pedestrians via public footpaths onto Courtington Lane;**
  - III. The site layout is formed of development parcels that retain and bolster as much of the existing site hedgerows and trees as possible;**
  - IV. The location and orientation of homes in the vicinity of the Primary School avoid creating the potential for overlooking of the school buildings and playground and for harm to the future amenity of those homes arising from noise from the school; and**
  - V. A green infrastructure scheme shall be implemented, based on the principles shown in Plan C, that incorporates the sustainable drainage scheme and includes the provision of a new woodland belt to connect existing assets on Hobb Hill with those on the remainder of the site.**

3.10 This replacement policy (of former BL1) allocates the land on the north-western edge of the village for a housing scheme (including much sought after bungalows for local downsizers). In doing so it establishes the key land use principles in clause B and design and development principles in clause C.

3.11 The site assessment work concluded the location of the site adjoining primary school is such that it uniquely creates the opportunity to address an existing school traffic problem and the longer term likelihood of the need for the school to expand as the population of local children increases over the next few years. It also creates the opportunity to improve the resilience of the western side of the village to the effects of climate change in the form of surface water flooding events. With those two infrastructure benefits secured, the scheme will also deliver a major new public open space on Hobb Hill and make available land for a new burial ground. Finally the policy safeguards the possible later conversion of a barn for a new community facility once its current agricultural use has ended.

3.12 The policy references a Concept Masterplan (shown in Plan C, page 16) as the basis for the arrangement of land uses. Although it will be for a later planning application to propose the details of the scheme, the policy makes clear the key principles that have formed an important part of the community engagement and site assessment process.

3.13 Similarly, the precise design and development principles will be set out in that application. However, the technical evidence submitted by the land interest to inform the assessment, is of a depth which provides a high degree of confidence that these principles can be met by a feasible and viable scheme. In particular, it is acknowledged that an applicant cannot be required through a condition or obligation to make good an existing, offsite development or infrastructure problem. Here, the land interest has confirmed during the assessment and policy drafting process that he is willing to meet all the policy requirements and he has validated that a policy-compliant scheme will be viable

4. New structural and buffer planting along existing boundaries to integrate the proposed built form into its setting and to ensure a landscape buffer is established between this and the existing properties to the south. Existing abrupt northern settlement edge along Courtington Lane to be softened as part of the proposals.

9. Potential location of a play area by the development edge so as to provide sufficient surveillance and in close proximity to Bloxham Church of England Primary School.

16. Proposed pedestrian and cycle access with Courtington Lane and wider village particularly for elderly walkers and users of mobility scooters.



- NOTES

Refer to the Development Plan with references to The Council of the Neighbourhood Planning Committee, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835,

|                                                    |                   |               |             |
|----------------------------------------------------|-------------------|---------------|-------------|
| aspect <small>landscape planning</small>           |                   |               |             |
| TITLE<br>Bloxham<br>Opportunity & Constraints Plan |                   |               |             |
| CLIENT<br>Frampton                                 |                   |               |             |
| SCALE<br>N/A @ A3                                  | DATE<br>JULY 2023 | DRAWN<br>EL   | CHECK<br>IC |
| DRAWING NUMBER<br>R234 / ASD3 / OCP                |                   | REVISION<br>C |             |

*Plan C. Concept  
Masterplan for Land East  
of Tadmarton Road*

## Policy BL3: Connectivity

- A. All new development shall be required, wherever appropriate, to promote and improve low-carbon connectivity via new or existing networks of pedestrian paths and cycle routes such that new residents, including those of school age and the mobility impaired, have safe pedestrian, cycle or wheelchair/mobility scooter access to village services.**
- B. The public footpaths as shown on the Policies Map will be protected and routes through green landscaped or open space areas will be kept free from nearby vehicular traffic as far as practicable.**
- C. Proposals that will lead to improvements to the frequency and routes of bus services serving the village will be supported.**

3.14 This modified policy (of former BL3 and part of former BL17) continues to complement adopted Local Plan Policy SLE4 in reflecting residents' safety concerns about walking Bloxham's narrow streets and medieval pavements to reach local services and facilities. Their frustrations are amplified by parking on pavements, the ever-increasing traffic on the A361, and particularly by HGVs, which often overhang the narrow pavements.

3.15 The Sustrans report that informed the made plan is still relevant. It confirmed most of Bloxham's pavements are not fit for purpose, e.g. a parent cannot safely walk along the main village corridors with a buggy and another child. This issue, coupled with high traffic levels, results increasingly in residents travelling by car even within the village. We are keen that developers pay proper regard to low-carbon connectivity, improving it wherever practicable.

3.16 The importance of public rights of way from a connectivity perspective has already been highlighted but they are also important from a health and recreation perspective. Paths that still meander through green village fields offer residents of all ages quick access to healthy traffic-free exercise. As a guide, where pedestrian paths and cycle routes are being upgraded, widths should be maximised to three metres alongside primary roads, and a minimum of two metres elsewhere. New footpath and cycleways should consider safety of users in their design, they should be overlooked and routes should avoid secluded locations. Where possible, they should also be well lit. Improvements to cycle infrastructure including appropriate crossings, signage and cycle storage would also be supported.

## Policy BL4: Parking

- A. Residential development proposals resulting in a net-additional number of dwellings must make provision within the development site for up to:**
  - one parking space (for dwellings of one bedrooms);

- two parking spaces (for dwellings of two, three or four bedrooms); or
  - three parking spaces (for dwellings of five or more bedrooms).
- B. In addition, proposals must provide either within the site or at another convenient location to the site a minimum of 0.5 parking spaces per net-additional dwelling for shared visitor parking, as well as provision for cycle parking.**
- C. Where garages are proposed they must be physically well related to the properties they serve and be of an appropriate size to accommodate modern vehicles. Parking courts will not normally be considered an appropriate alternative to provision on the plot.**
- D. Proposals to alter or extend a dwelling that will lead to the loss of existing off-street parking capacity will not be supported.**
- E. Proposals to improve parking that serves the village centre and at schools or other key locations that attract trips will be supported.**
- F. Wherever possible, new and refurbished parking spaces must use only permeable surfacing and their design should incorporate sustainable drainage to successfully manage surface water flooding.**

3.17 This modified policy (of former BL4 and BL5) refines adopted Local Plan Policy ESD15 by maintaining the approach to managing car parking in the village of the made plan. There is extensive data upon levels of car ownership in Bloxham and all point to the proportion of households with multiple vehicles being around twice the Cherwell and UK average. The provision matches that advised by the County Council in its latest Parking Standards (see Table 4(b): Car Parking Standards for the rest of Oxfordshire (Villages & Hamlets)).

3.18 Unsurprisingly on-street (or all too often on-pavement) parking presents a further major impediment to the safe flow of both traffic and pedestrians. Although maximum parking standards cannot be imposed, a sensible approach needs to be taken to manage its effects on local amenity, the streetscene and safety. This plan seeks that new developments offer on-plot parking that is commensurate with the evidenced levels of car ownership.

## Policy BL5: Housing Mix

- A. Proposals for major residential development schemes should comprise the following proportion of open market and affordable housing types unless it can be demonstrated it will lead to a scheme that will be either unviable or will be out of character with the local area:**
- 30% 1-2 bedroom homes

- **60% 3 bedroom homes**
- **10% 4+ bedroom homes**

**B. Where it is proposed to deliver First Homes as an affordable route to home ownership, this must be at a minimum discount of 40% below full market value.**

3.19 This new policy refines adopted Local Plan Policy BSC4 by establishing the proportion of new home types in Bloxham that will best match the balance of its existing housing stock to maintain a sustainable community. It also sets the minimum discount level for any proposed First Homes to be delivered as part of the 30% affordable home ownership requirement of the adopted Local Plan.

3.20 The policy is evidenced by the Housing Needs Assessment report produced for the evidence base by experts, AECOM, in December 2024. In respect of housing types, the report drew no distinction between open market and affordable homes in maintaining a balanced housing stock in Bloxham. Given this is the latest local evidence, the policy articulates the District-wide provisions of the emerging Local Plan (Policy COM2).

3.21 The policy also allows for an applicant to show that the desired blend of housing types cannot be achieved without harming the character of the local streetscene by way of its existing dominant house type or scheme viability. However, in the latter case, applicants will only be able to justify a scheme is unviable on the basis of abnormal development costs. Land values are relatively high in this area and developers should take account of the provisions of the development plan when acquiring an interest in land (per NPPF 59).

3.22 Neither the adopted or emerging Local Plans make specific provision for the First Home affordable home product and the NPPF no longer makes it a requirement for the product to form part of the affordable mix. However, it is possible that a developer may consider delivering them on a Bloxham scheme, in which case the evidence indicates that the default 30% discount will not be enough to make a difference, hence the 40% minimum requirement here.

## **Policy BL6: Adapting Homes to meet Demographic Change**

**Where practical, housing development proposals should comprise at least 10% of the total number of dwellings as bungalows that are designed specifically to meet the needs of households with older person and those with disabilities, including providing a layout and landscape scheme that confers a sense of space and privacy. Practical access from these dwellings to local facilities should be considered as part of plot layout for the overall site.**

3.23 This modified policy (of former BL8) complements adopted Local Plan Policy BSC4 by maintaining the provisions of the made plan on encouraging the delivery of housing that meets the needs of older person households. It recognises that not every site is

suited by way of its location and/or size/shape to delivering this form of lower density home but will give special weight to proposals that can deliver them.

3.24 In common with the rest of the UK Bloxham has an ageing population where mobility issues will become increasingly common. Sustainable communities enable older members of the community, and those with disabilities, to remain in 'mobility-friendly' homes for as long as practicable and the most economical way of achieving this is by designing it in at the outset

## Policy BL7: Residential Amenity

**Development proposals must not harm the residential amenity of neighbouring properties by way of their noise and light effects.**

3.25 This modified policy (of part of former BL9) complements adopted Local Plan Policy ESD15 by restating the importance of planning decisions taking proper account of a village that comprises many small, narrow streets and higher densities of buildings in different uses.

3.26 The potential for amenity harm is therefore greater in Bloxham than in more modern villages and the matter needs to be addressed sensitively. Noise from traffic accessing and parking at non-residential uses in the village can have an especially harmful effect.

## Policy BL8: Local Infrastructure

**All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from development proposals. In particular:**

- I. The design of new development schemes must include on site natural flood management measures in demonstrating that no additional harm will arise from surface water flooding in the adjoining area and must include a commitment to properly maintain those management measures in perpetuity;**
- II. Measures that will reduce the risk of surface water flooding beyond the site boundary will be attributed additional weight in decision-making;**
- III. They must be able to demonstrate that there is adequate wastewater and water supply capacity to serve the new development and that existing capacity problems will not be worsened; and**
- IV. Proposals for major housing development must demonstrate there is a sufficient capacity at Bloxham CE Primary School and at local early years and secondary schools in the [REDACTED] area to meet the needs of the assessed number of early years, primary and secondary school-aged children living in the completed scheme.**

3.27 This modified policy (of part of former BL9) refines adopted Local Plan Policy BSC9 by reflecting past and ongoing problems faced by the local community with the capacity and performance of the village's infrastructure. Although the Painters Farm allocation (in BL2) will deliver the majority of new homes and infrastructure improvements in the plan period there may be unplanned, 'windfall' schemes that must also understand and address local capacity issues.

3.28 The policy refers to very important local issues that have not been directly addressed in recent years by unplanned schemes, including surface water drainage, wastewater and water supply infrastructure. It also anticipates longer term capacity constraints at the primary school in years to come as the many homes already committed and planned for are occupied.

3.29 It is not expected that any such windfall schemes will be large enough to deliver on-site infrastructure, so other development plan policies will require financial contributions to the delivery of offsite improvements. The allocation of land in Policy BL2 for the expansion of the primary school does, however, provide a medium term solution that will shape the phasing of development. Buildings houses and forcing village children to access school places well beyond the village is not a desirable or sustainable alternative outcome.

3.30 The policy accepts that developers of new schemes cannot be compelled to make good current deficiencies, but new proposals should be expected not to make matters worse. It is not easy to control the timing and scale of water infrastructure improvements, but the policy is intended to send a strong signal to the utility providers to plan ahead, rather than waiting for the problem to become acute before acting.

## Policy BL9: General Design Guidance

**The appearance, landscaping, layout, scale and design of development proposals must:**

- i. Relate in scale, massing and layout to neighbouring properties and the density of new housing development should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed and should not usually exceed 30 dwellings per hectare;**
- ii. Be in keeping with local distinctiveness and characteristics of the historic form of the village;**
- iii. Make a positive contribution to the character of Bloxham and its rural feel;**
- iv. Use materials in keeping with the distinctive character of our local brick or ironstone;**

- v. **Make good use of trees, garden space, hedgerows and green space to soften the street scene;**
- vi. **Preserve existing areas of open space and take every available opportunity to create new open space to help retain rural character;**
- vii. **Use smart, energy efficient lighting of public areas that accords with the recommendations of the Institute of Lighting Engineers recommendations on reduction of obtrusive light (or its successors) so as to convey a rural feel and avoid light pollution wherever possible;**
- viii. **Take account of the scale of any harm or loss that it might impose upon any non-designated historic assets; and**
- ix. **Take opportunities to protect and wherever possible enhance biodiversity and habitats.**

3.31 This modified policy (of former BL11) refines adopted Local Plan Policy ESD15 by retaining the key principles of ‘rural character’ of the made plan but with some minor modifications to improve their clarity. They are derived from community feedback over the last decade on what makes the village special, as well as the first and most recent Conservation Area Appraisals.

## Policy BL10: Design in the Conservation Area

**The siting, scale, massing, detailing, design, materials and landscaping of development proposals in the Bloxham Conservation Area, as shown on the Policies Map, and which affect its setting and those of its many other designated and non-designated heritage assets, must conserve and enhance their significance as defined in the adopted Conservation Area Appraisal.**

3.32 This modified policy (of former BL10) complements adopted Local Plan Policy ESD15 to give the full weight of the development plan to the statement of significance of the heritage value of the Conservation Area, within which a significant part of the village is located. It operates alongside the general design principles of Policy BL9, which apply anywhere in the Parish.

3.33 The Conservation Area Appraisal has been updated and adopted by CDC in April 2025. It therefore provides an up-to-date and clearer definition of the character and appearance of each of the ten ‘character areas’ of the Conservation Area. Rather than attempt to extract and repeat the many components that make up the significance of each area, as well as the Conservation Area as a whole in the policy itself, it requires applicants to make clear (in their planning, heritage and design and access statements as relevant) how they have understood and responded to the Appraisal in their proposals. In that sense, the Appraisal is not simply another material consideration in the planning balance but instead forms a fundamental part of the neighbourhood plan and should be given the requisite weight.

## Policy BL11: Key Streetscenes & Views

**A. Under the policy, Key Street Scenes are identified as shown on the Proposals Map and described in Appendix B as well as Key Views as described in Appendix B. The Key Street Scenes are:**

- The area fronting the Bloxham School main buildings;
- The Triangle of Pubs Character Zone; and
- St Mary's Church (see Clause B)

**The Key Views are from Hobbs Hill and from Courtington Lane towards Hobbs Hill.**

**Development proposals must ensure that key features of the identified street scenes and views can continue to be enjoyed and that any development has an acceptable impact in relation to the visual qualities that can be observed from public vantage points.**

**B. The location, height and massing of new buildings must not obstruct or silhouette the spire of St. Mary's Church from any existing view from a public vantage point within the village or elsewhere in the Parish.**

3.34 This modified policy (of former BL12) refines adopted Local Plan policies ESD13 and ESD15 by identifying on the Policies Map the key streetscene and views described (but not mapped) in the made plan. It does not seek to prevent development in the location of a streetscene or view but does require the design of the proposals to understand how they may have the potential to harm a view and to respond accordingly. A description of each view is included in Appendix B. It is acknowledged that the Key Views from Hobbs Hill will be affected by the development at Painters Farm.

3.35 The policy now draws special attention to the role played by the almost 60 metres church spire in defining the identity of Bloxham. Not only is it one of the tallest in the country, it is also "one of the grandest in the country" (Buildings of England: Oxfordshire, Pevsner). The spire can be seen in views from roads, footpaths and public spaces throughout the village and at points well before the village is entered from the main roads.



Image courtesy of 'St. Mary's Church, Bloxham: A Guide & History of the Church' by Yvonne Huntriss MBE, 2007

## Policy BL12: Employment Land

- A. Development proposals that will result in the loss of land or buildings with an established commercial, business or service use (Class E) will not be supported unless it can be demonstrated that, in addition to meeting the marketing requirements set out in Policy SLE1 of the Cherwell Local Plan 2011-2032 Part 1:**
- i. there is no realistic prospect of the land or buildings serving another Class E or Local Community or Learning use (Classes F1 or F2) within five years; and
  - ii. to take account of any new demand for employment land later in the plan period there are alternative locations elsewhere within the Settlement Boundary that would be suitable in principle for a Class E use.
- B. Proposals for new live-work development combining living and small-scale employment space within the Bloxham Settlement Boundary will be supported, provided they will not:**
- i. result in the loss of a retail unit (Class E(a)) or Classes F1 and F2 use;
  - ii. adversely affect the amenity of any adjoining residential properties; and

- iii. **have a severe adverse impact on the local highway network by way of additional traffic movements to and from the site and of additional parking**

**C. Proposals for a type of business or office use (Class E(g)) within the defined Settlement Boundary will be supported, provided they are in a location and are of a use and scale that will not significantly adversely affect the character of the local area or the amenity of any adjoining residential property.**

3.36 This modified policy (of former BL13 and BL14) complements adopted Local Plan SLE1 in seeking to protect precious employment land in this growing village. It makes reference to specific types of use that form part of the commercial, business and service use class and community and learning use categories as set out in the Use Class Order 2020. There is no specifically designated unused employment land in Bloxham although Banbury, some four miles away, has land available. In the interests of sustainability, we should at least seek to protect what little land there is associated with employment.

3.37 Bloxham has a dynamic and successful mix of micro-businesses mostly operating from homes or from Bloxham Mill Business Centre. In the interest of sustainability, we will encourage spaces that foster start-up and expansion of such businesses provided these do not negatively impact neighbouring residential dwellings. The Business Centre is an especially important source of local, high value-added commercial activity whose location on the edge of the village creates few amenity issues. The revised Settlement Boundary of Policy BL1 to accommodate the full extent of the Centre's operational area will enable it to plan positively for the future.

## **Policy BL13: Village Centre**

**Within the Bloxham Village Centre as shown on the Policies Map, proposals for new commercial, business and service uses (Classes E(a), (b) and (c)) will be supported, provided:**

- I. **that they accord with national and local policies to conserve and enhance heritage assets and their setting; and**
- II. **the impact of any additional traffic generated and parking has been satisfactorily mitigated and will not adversely affect the highway network and pedestrian safety.**

3.38 This modified policy (of former BL16) supplements adopted Local Plan Policy SLE2 by highlighting the importance of the village centre in serving the needs of the village and surrounding smaller rural settlements. The centre is focused on the combination of shops, cafe and local services clustered either side of the High Street (A361) as a

critical mass of activity serving not just residents but also passing trade travelling through the village.

3.39 'Village centres' are not defined in the adopted Local Plan as a policy entity but its future is vital to the sustainability of the village, especially as its population continues to grow. Although there are now permitted development rights and changes of use that no longer require planning permission, some of the buildings in the village centre are listed (in which case that permitted development right does not apply). In addition, in determining a 'prior approval' application for a change of use of a ground floor use, CDC can take into account the evidence and rationale of this Neighbourhood Plan in measuring the impact on the character or sustainability of the Conservation Area within which the whole of the village centre lies.

3.40 Village expansion has placed the High Street and Church Street shops and services out of walking range for much of the village. Increasingly customers arrive by car where their attempts to park contribute to village traffic congestion. In consequence, many drive on into Banbury where they can park near the shops with relative safety. An additional retail hub(s) near the village periphery is advocated by some but others fear it would prompt High Street closures, reducing overall sustainability and detracting from the rural aspect. No agreement has been forthcoming upon this other than that any expansion plans for businesses in the High Street or Church Street should demonstrate how they would avoid or mitigate increased traffic congestion and pedestrian safety issues.

## Policy BL14: Broadband & Mobile Communications

- A. Where it is practicable to do so, broadband connections should be made by way of suitable ducting to enable one or more service providers to provide a fibre connection to individual properties from a connection chamber or chambers located on the public highway, or else from an alternative connection point available to different service providers.**
- B. Proposals for new or improved mobile phone infrastructure will be supported, providing that the proposals do not adversely affect the surrounding built or natural environment (including without limitation the setting of heritage assets and key views). Overhead wires should not be used in the Conservation Area and its setting.**

3.41 This retained policy (of former BL15) complements adopted Local Plan Policy BSC9 in continuing to address the quality of mobile networks coverage and the speed and variability of broadband, which remain an impediment to business.

## Policy BL15: Local Green Spaces & Other Amenity Spaces

- A. The Neighbourhood Plan designates Jubilee Park, the David Tyrrell Recreation Ground and Slade Nature Reserve, as shown on the Policies Map, as Local Green Spaces. New development on land designated as Local Green Space shall be consistent with national Green Belt policy.**
- B. Development on other open spaces and sports and recreational land including those areas designated for amenity use through planning permissions, as shown on the Policies Map, will not be supported unless it can be demonstrated the loss would be replaced by equivalent or better provision in a suitable location.**

3.42 This modified policy (of former BL17) refines adopted Local Plan Policy ESD17 in retaining the Local Green Spaces designated in the made plan. Some preceding policies seek to protect certain spaces with the aim of preserving important views or landscapes or to recognise the important contribution space makes to the rural character of Bloxham. This policy focuses upon additional areas that should be protected specifically because they have traditionally offered residents access to land important for village recreation or nature conservation.

3.43 The contribution of garden space to the overall visual impact should not be ignored and to prevent a potential cumulative loss of openness proposed development of gardens will not in general be supported.

### ***Jubilee Park and The David Tyrrell Recreation Ground***

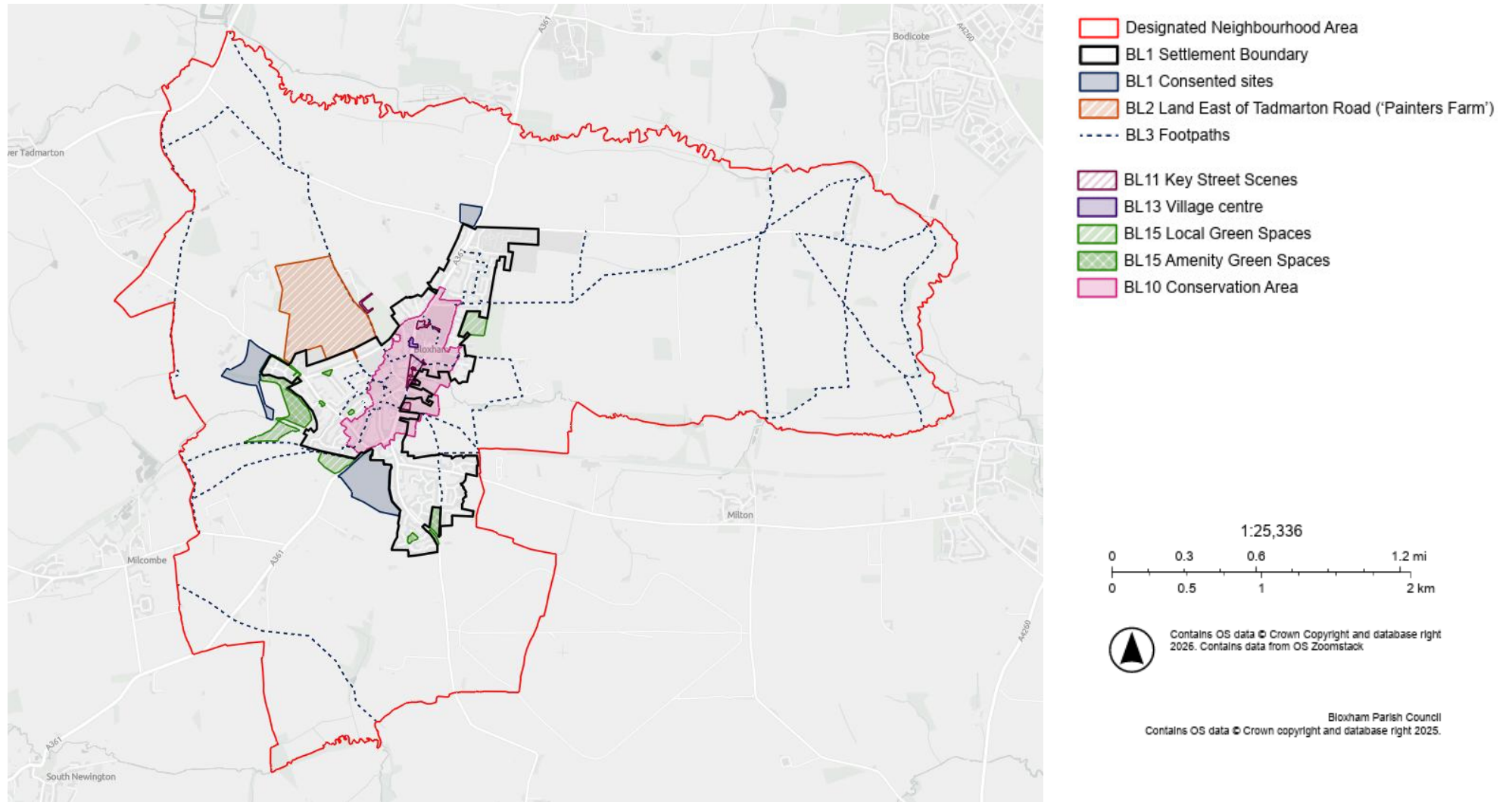
3.44 The village has two recreation areas, one at either end of the village: The David Tyrrell Recreation Ground and the Jubilee Park. They are close to the community they serve and are demonstrably special in terms of their recreational value. Both are run by Trustees that are currently actively working with the Parish Council to improve the overall quality of recreational provision in the village. They provide children with play areas along with the only publicly accessible village sports pitches. The David Tyrrell Recreation Ground also confers a welcome soft-edge to the southern village gateway.

### ***The Slade***

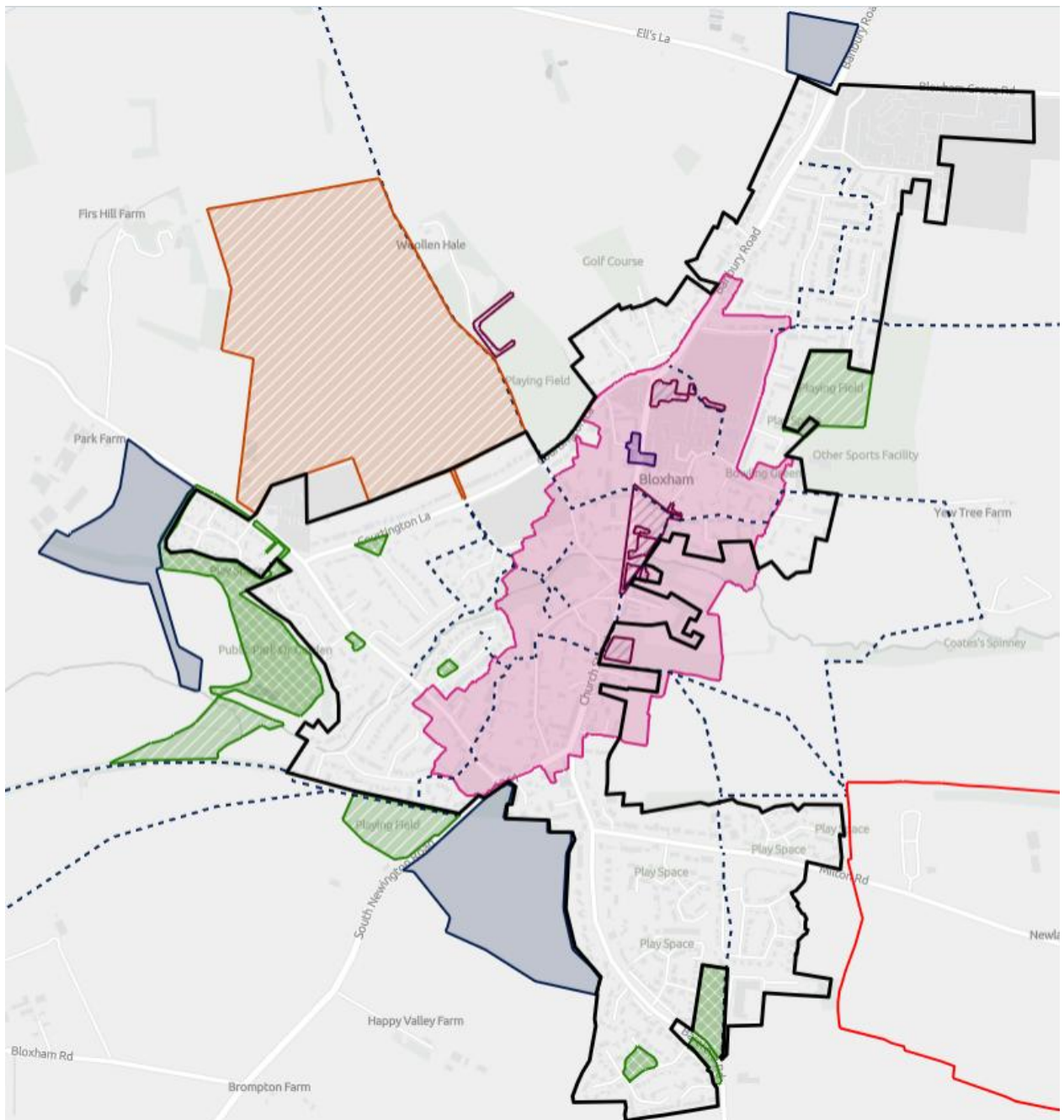
3.45 This is a longstanding nature conservation area that the Parish Council acquired in July 2015. It is used by naturalists, schools and families and is demonstrably special for its tranquillity and wildlife: 96% of residents are in favour of protecting this area from any development and we propose Local Green Space status.

# Bloxham Neighbourhood Plan Policies Map

## Bloxham: Designated Neighbourhood Area

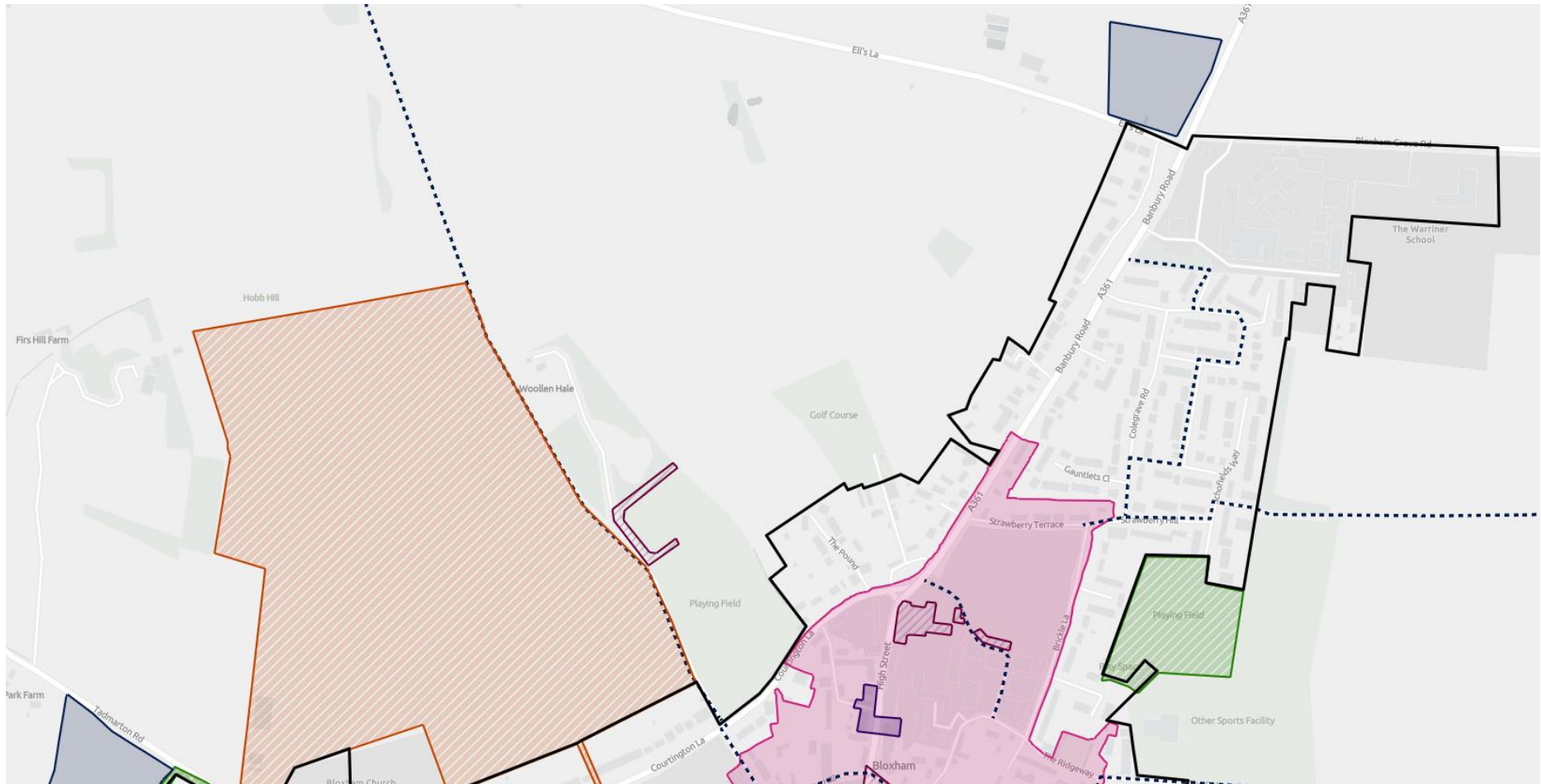


## Inset One: Site Settlement Boundary



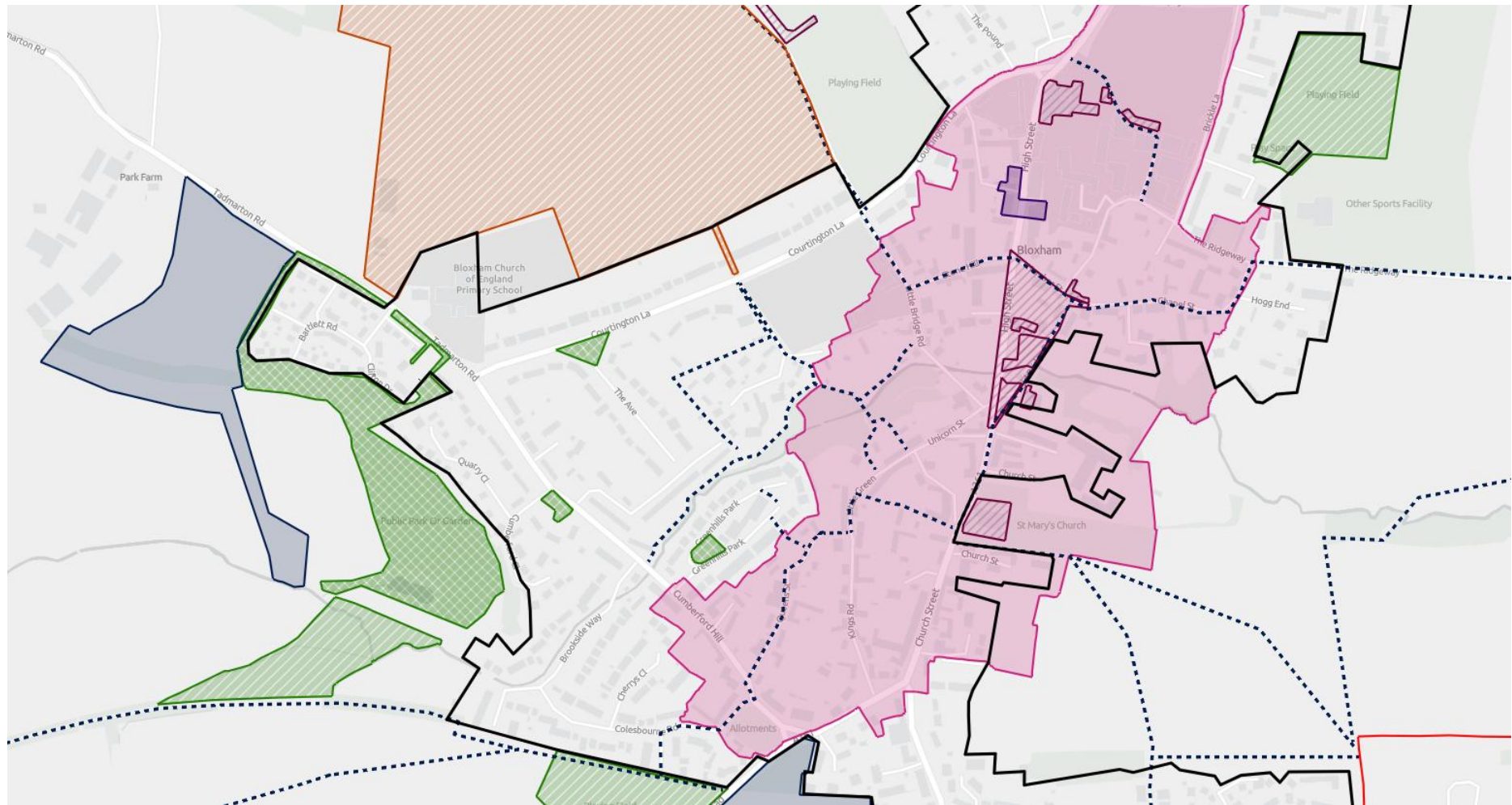
Bloxham Parish Council, Contains OS data © Crown Copyright and database right 2025

## Inset Two: North Bloxham



Bloxham Parish Council, Contains OS data © Crown Copyright and database right 2025

### Inset Three: Mid Bloxham



Bloxham Parish Council, Contains OS data © Crown Copyright and database right 2025

*Bloxham Parish Council, Contains OS data © Crown Copyright and database right 2025*

## 5. INFORMATION

Bloxham Parish Council has referred to the following documents as its evidence to support the policies of the Neighbourhood Plan:

- Community Engagement Report
- Strategic Environmental Site Assessment (SEA) Report
- Housing Needs Assessment (HNA) Report

The policies of the Bloxham Neighbourhood Plan will be implemented by Cherwell District Council in its determination of planning applications in Bloxham and by Bloxham Parish Council.

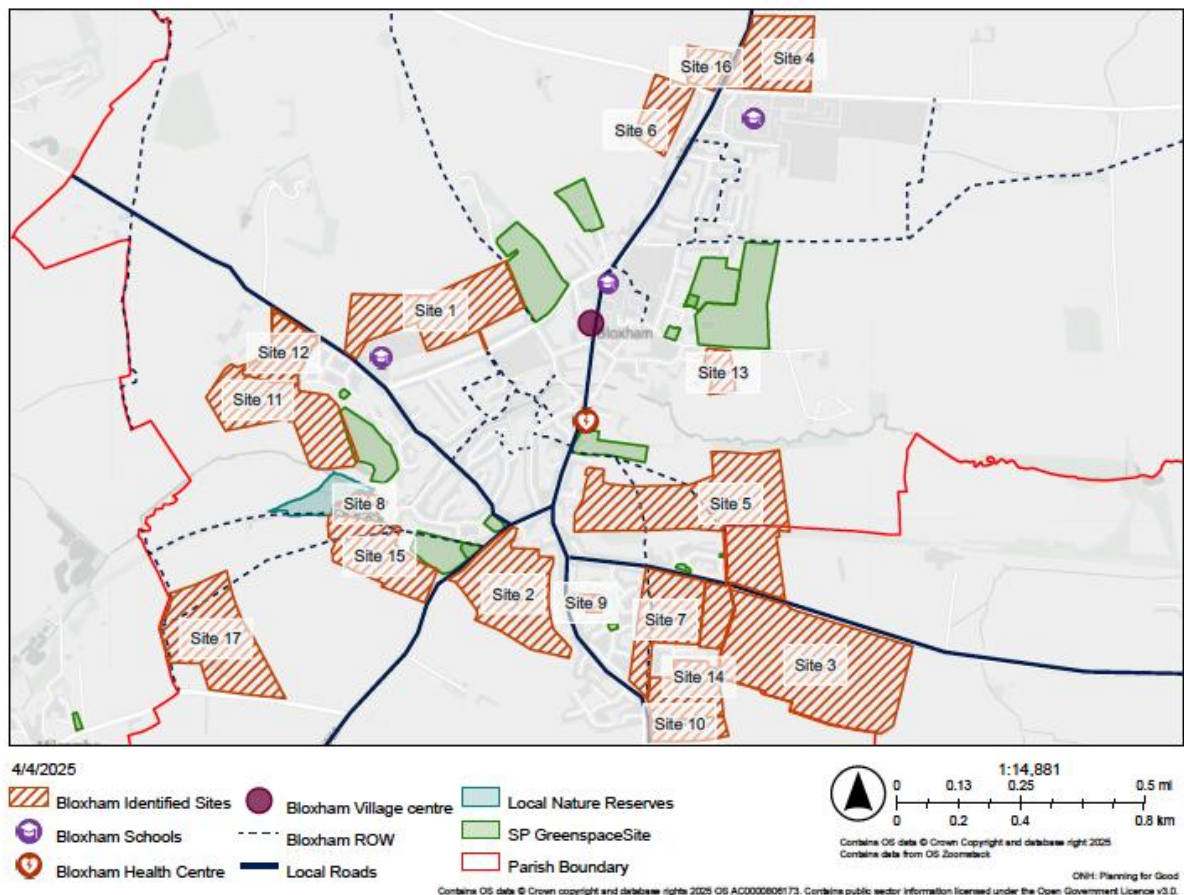
# APPENDIX A: SITE ASSESSMENT & SELECTION

## Introduction

1. This note summarises the process adopted by the Parish Council in assessing and selecting sites for allocation in the Modified Neighbourhood Plan (NP2), and its integration with the parallel Strategic Environmental Assessment (SEA) process.

## Site Assessment

2. The assessment process began in February 2025 and comprised firstly using the 2024 HELAA output from CDC to generate a long list of 17 potential sites in the Parish, which included one site adjoining the village but in neighbouring Milton Parish (Site 3; HELAA096). The sites are shown on Plan A below with their NP site numbers. There was no need for a new 'call for sites' as the CDC data was considered sufficiently up to date and comprehensive in its coverage. Where some HELAA site boundaries overlapped they have been simplified into a single site.



*Plan A: Long List of Sites for Assessment*

| No. | HELAA No. | Site Name                 |
|-----|-----------|---------------------------|
| 1   | 094       | E of Tadmarton Road       |
| 2   | 467       | E of South Newington Road |
| 4   | 097       | N of Bloxham              |
| 5   | 518       | N/S of Milton Road        |
| 6   | 099       | S of Ells Lane            |
| 8   | 291       | Brookside Way             |
| 9   | 357       | Orchard House             |
| 10  | 464       | E of Barford Road 1       |
| 11  | 474       | W of Tadmarton Road 1     |
| 12  | 475       | W of Tadmarton Road 2     |
| 13  | 503       | Ridgeway House            |
| 14  | 504       | E of Barford Road 2       |
| 15  | 534       | W of South Newington Road |
| 17  | 188       | Oak View Milcombe         |

3. The long list was then filtered to delete sites that had secured planning permission since then (Sites 7 and 16) as they will be counted by the NP as existing commitments in the plan period and would not require an allocation.

4. The filtered list of 14 sites was sent to AECOM in April 2025 to carry out a 'site options assessment'. Site 3 was not included as it lies outside the plan boundary for this purpose, but the Parish Council remains mindful that its scale and location could have affected its site selection decision later in the process.

5. The site options assessment concluded that ten sites were potentially suitable for allocation. The four sites AECOM considered unsuitable were sites 8, 11, 13 and 17 and the Parish Council had no evidence to dispute that assessment and of those 10 sites, one site (Site 2) has since secured planning consent for 130 homes and so has also been discounted from further consideration.

6. The focus was then on understanding the basis of the AECOM assessment and recommendations by correcting any assumptions and by supplementing them with additional information. This information comprised the Parish Council's published 'Community Benefits List' of 2023, its initiative to anticipate the effect of new housing development on the village's social and transport infrastructure. Six of those benefits could be delivered as legitimate planning policy requirements (by allocating land and/or using S106 financial contributions):

- Future expansion of Bloxham Primary School on Tadmarton Road (including access to additional parking land in the interim)
- Traffic management works along High Street
- Improvements to school parking at Grove Road
- Provision of a new library
- Additional burial ground and allotments land
- Additional public sports pitches land

7. At that time, it was not considered important to prioritise these benefits. But, with events in the last year meaning that the village has to accommodate another significant increase in new homes and population, the Parish Council has judged that increasing the capacity of the village primary school was its most important priority.

8. The Parish Council also invited the land interests of the nine sites to submit any further information on their site development ideas or proposals, so that it could also take that into consideration for delivering these benefits, as well as to deliver mitigation measures.

9. This additional information has qualified and supplemented the AECOM report in the following ways:

- Site 1 – importantly, two adverse effects it identified can be corrected: the land interest has committed to providing land for the future expansion of the school so there will be no prejudicing of that potential, and to connecting the site with the adjoining PRow, which will mean all the developable land will lie within a safe and convenient 400m walking distance of the village centre. The land interest has also offered land for a burial ground and for a potential future community use of the existing barn (once its established agricultural use has ended), as well as the creation of a new public vantage point at Hobb Hill with significant woodland and other planting to manage the sensitive landscape transition and to re-route the overhead power cables.
- Site 4 – the land interest has not proposed any additional benefits to the 100 homes proposed and the means of containing the harmful locational and landscape effects appear difficult to overcome. It has not indicated if it would be willing to provide a new public car park for the schools opposite.
- Site 5 – the land interest has submitted additional information that addresses a number of the effects identified by AECOM and proposes a total of approx. 230 homes, perhaps with a first phase of 90 homes. Importantly, it also proposes the delivery of three listed benefits on site – land for a burial ground, allotments/orchard and a new community facility (e.g library).
- Site 6 – there has been no additional information provided by the land interest to show if and how landscape and access mitigation measures will be delivered.
- Site 9 – this is a small PDL site within the settlement boundary and so can come forward without an allocation in the plan
- Site 10 – there has been no additional information provided and it is noted the site is not part of the planning application submitted for Site 14, on which the report considers it depends as a coherent extension to the village.
- Site 12 – the planning application for 55 homes has now been approved.
- Site 14 – the planning application for 100 homes has been submitted. It makes provision for attenuation land to address flood risk and some boundary landscaping but is neither large enough nor well located to deliver a community benefit.
- Site 15 – the land interest has proposed 100 homes for the site but no other community benefit. Whilst it may be possible to address the flood, landscape and

access issues, the site has only the most tenuous visual connection to the village form (on the opposite side of the recreation ground) and is likely neither large enough nor well located to deliver a community benefit.

10. The AECOM report assumed that the capacity of the larger sites should be lowered in order to fall within the Local Plan 75 homes indicative figure. For the reasons outlined below, this assumption has been disregarded in the site selection process and the fact that some sites have been made available for a larger number has not put them at a disadvantage. However, the Parish Council has assessed the extent to which a proposal can deliver benefits directly on site as opposed to making financial contributions to the delivery of the benefit elsewhere.

## Site Selection

11. The Parish Council has been placed in a difficult position by the number of major housing proposals that have been, and continue to be, made on land around the village over the last two years, prompted by CDC's struggle to maintain an up to date Local Plan and five year housing land supply position. It has also had to be mindful that the housing requirement figure (HRF) per NPPF 69 proposed for the village in the emerging Local Plan (75 homes) had already been overtaken by events and is yet to be examined.

12. It therefore needs to exert its planning judgement in a way that plans positively for future housing growth in the village over the next decade or more on the one hand, but on the other that reflects the village status in the settlement hierarchy; its location very close to the largest town in CDC – Banbury; its infrastructure capacity limitations; and its essential, special historic and rural character. Importantly, the Parish Council wished to stay in step with the spatial strategy and housing supply proposals of the emerging Local Plan.

13. At the draft NP2 stage, the Parish Council was mindful of the impact of the new Standard Method for calculating housing supply at the CDC level. It did not seek to propose using the Method to counter the emerging Local Plan HRF but did look to show how allocating a site for housing development would give NP2 longevity over the next decade. This approach confused many stakeholders and so is no longer cited here.

14. From the assessment work summarised above the sites can be divided into three types: those that will directly deliver one or more community benefits; those that cannot by way of their size and/or location; and those that are relatively inconsequential and only worthy of further consideration if their housing capacity is needed to achieve the indicative figure.

15. The first type comprises Site 1 and Site 5. Both would enable the village to grow and at the same time deliver the kind of step change in infrastructure capacity that this growth (and recent growth) will require to maintain a sustainable village that is not exporting students, patients and those seeking community facilities to access local services.

16. Site 1 would enable an important social infrastructure issue to be addressed – the expansion of the school, for which S106 funds are already being collected from approved schemes. Delivering a new primary school in Bloxham would only be necessary if the village were to double in size, which is neither appropriate nor planned for the foreseeable future. Land has been made available for a new burial ground and for another community use once the barn is no longer needed for its agricultural use. A well-designed scheme at the foot of Hobb Hill that assimilates the scheme into the village fabric and connects to the PRoW network and village centre nearby will deliver these benefits and 125 homes.

17. Site 5 would also deliver some benefits on the list – a new community facility, allotments and burial space – and would continue the eastern expansion of the village along Milton Road. However, it will ultimately need to supply 230 homes in return for those benefits, using some development parcels well beyond a 400m walk from the village centre. And again, the scheme could help fund primary school expansion but could not deliver it and would place greater pressure on catchment area places. Its homes would enable the plan period to be extended to 2042.

18. The second type of site comprises Sites 4, 12 and 14. It is possible that each could deliver new homes and some mitigation to meet the immediate needs of the schemes themselves and provide financial contributions to other infrastructure improvements. With the indicative housing figure already met by approved schemes, the Parish Council has instead prioritised local infrastructure improvement. None of the sites offer on-site solutions to improving that infrastructure, only financial contributions to off-site improvements.

19. The third type of site comprises Sites 6, 9, 10 and 15. Their location and their size means that they have the least to contribute to a sustainable vision of Bloxham. None would be required to meet the indicative figure if one or two of any of the first or second type of sites are selected.

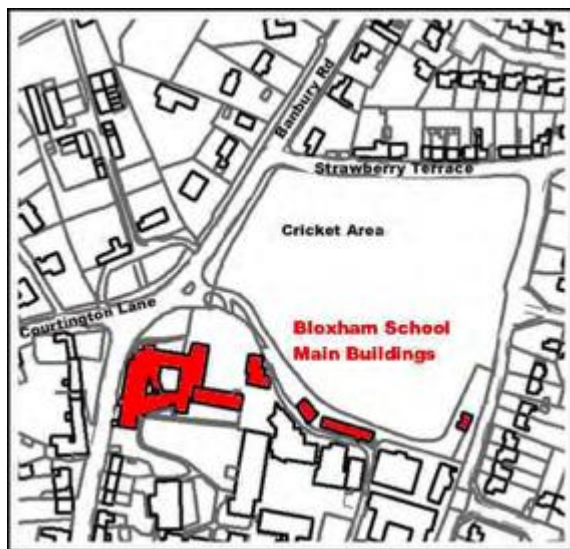
20. It was therefore concluded that only Sites 1 and 5 could be considered reasonable alternatives and they were assessed as such by the separate SEA, also carried out by AECOM as part of the wider assessment of the draft policies. The SEA indicated both sites have the potential for positive and adverse effects that could be mitigated through allocation policy requirements.

21. The Parish Council chose to allocate Site 1 as it judged it would deliver important benefits and important range of community benefits.

## APPENDIX B: KEY STREETSCENES AND VIEWS

### Key views 1: The area fronting the Bloxham School main buildings

The CPRE Consultation comment states, 'Few other villages have such a statement of arrival.' It has dominated the northern approach for around 150 years and regularly appears on school marketing materials. It is an area significant for its beauty and holds an important place in the history of the village. With the possible exception of the parish church, its visual impact is unsurpassed. We would expect any future development would show great sensitivity to preserving the overall visual impact.

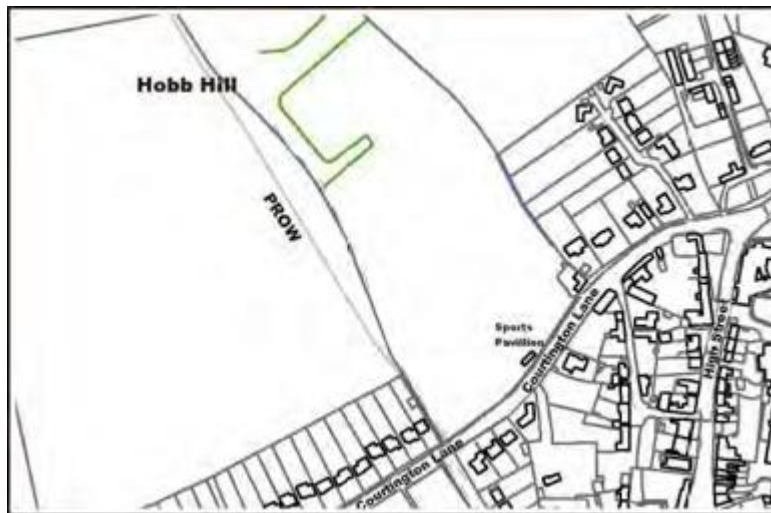


### Key views 2: Hobb Hill

From Courtington Lane, within the very heart of the village, are views across Bloxham School rugby grounds to open countryside up onto Hobb Hill. Again, we would expect any future development to show great sensitivity to preserving the overall visual impact.

From the public footpath a public right of way runs along the far side of the hedge shown in the left of the previous panoramic view. It is regularly used because of its convenient

central location and because the footpath is the only place offering such stunning panoramic views of the village in its verdant setting. We seek to preserve these views for present and future residents.



### Key views and street scenes 3: The Triangle of Pubs Character Zone

The construction of the A361 circa 1815 led to loss of the village green. The area remaining consisted of a piece of land hosting the war memorial and what became the

current Red Lion garden which has long been used for open-air community activities such as outdoor plays, village fetes and festivals.

The pub is already registered as a community asset and the pub garden is the subject of a current heritage status bid. This whole compact triangle between the Red Lion pub, the 17th century Elephant and Castle coaching inn and the 16th century Joiners Arms is an area of highly distinctive character. We do not seek to inhibit appropriate improvements to the Pub or its outbuildings but will not support development on the Red Lion garden.



## APPENDIX C: MODIFICATION STATEMENT

The Parish Council considers that its proposed modifications change the nature of the made Bloxham Neighbourhood Plan. Those modifications can be summarised as:

| Made Policy | Draft Modified Policy | Subject                      | Modification Type & Outcome                                                                                                       |
|-------------|-----------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| BL1         | BL2                   | Painters Farm                | Type: Deleted and replaced with new housing site allocation.<br><b>Outcome: changes the nature of the plan.</b>                   |
| BL2         | BL1                   | Sustainable Development      | Type: Deleted and content moved to new BL1 and modified.<br><b>Outcome: changes the nature of the plan.</b>                       |
| BL3         | BL3                   | Connectivity                 | Type: Modified and with inclusion of BL17 text on public rights of way.<br>Outcome: does not change the nature of the plan.       |
| BL4         | BL4                   | Parking                      | Type: Modified and with inclusion of BL5 text.<br>Outcome: does not change the nature of the plan.                                |
| BL5         | BL4                   | Parking                      | Type: Deleted and moved to new BL4.<br>Outcome: does not change the nature of the plan.                                           |
| BL6         | -                     | Adaptation to Climate Change | Type: Deleted. Covered by Local Plan/NPPF.<br>Outcome: does not change the nature of the plan.                                    |
| BL7         | -                     | Adaptation to Climate Change | Type: Deleted. Covered by Local Plan/NPPF.<br>Outcome: does not change the nature of the plan.                                    |
| BL8         | BL6                   | Adaptable Housing            | Type: Modified to improve clarity.<br>Outcome: does not change the nature of the plan.                                            |
| BL9         | BL7                   | Residential Amenity          | Type: Modified and part moved to new BL8 on local infrastructure for clarity.<br>Outcome: does not change the nature of the plan. |
| BL10        | BL10                  | Conservation Area            | Type: Modified to improve clarity.<br>Outcome: does not change the nature of the plan.                                            |

|      |      |                                         |                                                                                                                                                                                                                        |
|------|------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BL11 | BL9  | Rural Character/General Design Guidance | Type: Retained but retitled.<br>Outcome: does not change the nature of the plan.                                                                                                                                       |
| BL12 | BL11 | Streetscenes & Views                    | Type: Modified with text on open spaces moved to BL15.<br>Outcome: does not change the nature of the plan.                                                                                                             |
| BL13 | BL12 | Employment Land                         | Type: Modified to improve clarity and to include text on new businesses from former BL14.<br>Outcome: does not change the nature of the plan.                                                                          |
| BL14 | BL12 | New Businesses                          | Type: Deleted and text moved to BL12.<br>Outcome: does not change the nature of the plan.                                                                                                                              |
| BL15 | BL14 | Digital Communication                   | Type: Retained.<br>Outcome: does not change the nature of the plan.                                                                                                                                                    |
| BL16 | BL13 | Retail/Village Centre                   | Type: Modified to improve clarity and to define a Village Centre on High Street.<br>Outcome: does not change the nature of the plan.                                                                                   |
| BL17 | BL15 | Recreation Spaces/Local Green Spaces    | Type: Modified with public rights of way provision moved to BL3 and text on open spaces added from former BL12. No new spaces.<br>Outcome: does not change the nature of the plan.                                     |
| BL18 | -    | Jubilee Village Hall                    | Type: Deleted. Completed.<br>Outcome: does not change the nature of the plan.                                                                                                                                          |
| -    | BL1  | Spatial Plan                            | Type: New. Defines settlement boundary and sets out how proposals inside and outside the boundary should be considered. Also establishes a housing supply position.<br><b>Outcome: changes the nature of the plan.</b> |
| -    | BL5  | Housing Mix                             | Type: New. Proposes default mix of housing type and affordable tenure.<br><b>Outcome: changes the nature of the plan.</b>                                                                                              |
| -    | BL8  | Local Infrastructure                    | Type: New but comprises modified text from former BL9 for clarity.<br>Outcome: does not change the nature of the plan                                                                                                  |